



DAYLIGHT & SUNLIGHT

IMPACT ON NEIGHBOURING
PROPERTIES

Moss Lane East, Manchester

31 August 2022

GIA No: 2150

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Client **CS Moss Lane East Ltd**
Architect **Carson Sall Architects**
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Principles of Daylight and Sunlight
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A handwritten signature in black ink, appearing to read 'Beatty', with a stylized flourish extending from the end.

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1.0 Executive Summary

We have undertaken a daylight and sunlight assessment for the proposed development on Moss Lane East, Manchester.

We have completed a technical analysis using the methodologies set out within the Building Research Establishment Guidelines entitled 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2022)'.

The BRE guidelines in question are precisely that: guidelines which provide a recommendation to inform site layout and design. They are not mandatory, nor do they form planning policy and their interpretation may be treated flexibly depending on the specifics of each site.

It is well established that the published targets within the BRE Guide are based on low rise, suburban development. The National Planning Practice Guidance (NPPG) – Making Efficient Use of Land published on 29 November 2016, updated 2021, Paragraph 007 Reference ID: 66-007-20190722 states:

"All developments should maintain acceptable living standards. What this means in practice, in relation to assessing appropriate levels of sunlight and daylight, will depend to some extent on the context for the development as well as its detailed design. For example, in areas of high-density historic buildings, or city centre locations where tall modern buildings predominate, lower daylight and sunlight levels at some windows may be unavoidable if new developments are to be in keeping with the general form of their surroundings."

This is a key point to consider in respect of the proposed development and its impact on surrounding properties. It is located in an area of emerging height and density, adjacent to the Oxford Road Corridor Strategic Spatial Framework (2018) and Manchester University Campus Masterplan, which has altered the context of the site, and it is acknowledged by the BRE that the guidelines should be treated with flexibility in such scenarios:

"The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy... Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings"

Notwithstanding the above, the impacts to daylight on the surrounding properties is largely limited. Overall, when considering the flexibility with which the BRE guide is intended to be used and limited nature of impacts, the overall impact of the scheme on the surrounding residential properties is considered wholly acceptable.

2.0 Instructions

GIA have been instructed by CS Moss Lane East Ltd to undertake a detailed technical assessment to understand the potential daylight and sunlight changes that the proposed redevelopment on Moss Lane East, Manchester, will have upon the surrounding sensitive receptors.

The daylight and sunlight review within this report considers existing and consented residential properties only, as they are recognised by the Building Research Establishment (BRE 2022) as having the highest expectation for natural light when compared to other uses – such as commercial. The criteria suggested within the BRE have been used to understand and compare the existing levels of light, and the light achieved subsequent to the development of the proposed scheme.

3.0 Introduction

Daylight and Sunlight

We have undertaken technical analysis using the methodologies set out within the Building Research Establishment Guidelines entitled 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2022)', (the "BRE Guide").

The guidelines in question are precisely that: guidelines which provide a recommendation to inform site layout and design. They are not mandatory, nor do they form planning policy and their interpretation may be treated flexibly depending on the specifics of each site.

The BRE Guide provides two methodologies for daylight assessment, namely:

- The Vertical Sky Component (VSC); and
- The No Sky Line (NSL);

There is one methodology for sunlight assessment, denoted as Annual Probable Sunlight Hours (APSH).

The methodology for assessing overshadowing to amenity areas is the 'sun-on-ground indicator' (SHOG).

Appendix 01 of this report elaborates on the mechanics of each of the above assessment criteria, explains the appropriateness of their use, and the parameters of each specific recommendation.

The BRE Guidelines state at paragraph D3:

"In most cases the position of the no sky line has to be found from plans. The calculation can only be carried out where room layouts are known. Using estimated room layouts is likely to give inaccurate results and is not recommended. However, where plans are available, for example on the local authority's online planning portal, the calculation should be carried out."

We have stated within our report where we have been able to obtain layout plans of the existing surrounding receptors.

For existing residential properties, the following table provides a summary of the criteria set out within the BRE Guidelines for daylight and sunlight.

Method	BRE Criteria
VSC	A window may be adversely affected if its VSC measured at the centre of the window is less than 27% and less than 0.8 times its former value.
NSL	A room may be adversely affected if the daylight distribution (NSL) is reduced beyond 0.8 times its existing area.
APSH	A window may be adversely affected if a point at the centre of the window receives for the whole year, less than 25% of the APSH including at least 5% of the APSH during the winter months (21 September to 21 March) and less than 0.8 times its former sunlight hours during either period, and for existing neighbouring buildings, if there is a reduction in total APSH which is greater than 4%.

The National Planning Practice Guidance (NPPG) – Making Efficient Use of Land published on 29 November 2016, updated 2021, Paragraph 007 Reference ID: 66-007-20190722 states:

“All developments should maintain acceptable living standards. What this means in practice, in relation to assessing appropriate levels of sunlight and daylight, will depend to some extent on the context for the development as well as its detailed design. For example, in areas of high-density historic buildings, or city centre locations where tall modern buildings predominate, lower daylight and sunlight levels at some windows may be unavoidable if new developments are to be in keeping with the general form of their surroundings.”

Appendix 01 of this report elaborates on the mechanics of each of the above assessment criteria, explains the appropriateness of their use, and the parameters of each specific recommendation.

4.0 Sources of Information

In compiling this report, we have used the following information:

GIA

Site photographs

FIND Maps

OS Map

Vertex Modelling

Baseline model

Carson Sall Architects

IR06-20220725

Salford Planning Portal

4 Parkfield Street planning drawings

464 Moss Lane East planning drawings

5.0 Assumptions

- a) All residential buildings have been identified by reference to the Valuation Office Agency (VOA) search and/or external observation.
- b) We have not sought access to the adjoining properties, thus if plans were not publicly available, we have made reasonable assumptions as to the internal layouts of the rooms behind the fenestration based upon the building form and architecture. This is normal practice where access to adjoining properties is not available. Unless the building form dictates otherwise, we assume a standard 4.2m deep room (14ft) for residential properties.
- c) Floor levels have been assumed for the adjoining properties. This dictates the level of the working plane which is relevant for the No Skyline assessment.

6.0 The Site

The site is bound by Moss Lane East to the north, Heald Place to the east, Heatherway to the south and Parkfield Street to the west. The drawing extract below shows the existing site:



Our understanding of this existing building and the surrounding context is depicted on GIA drawings 2150-REL02-IS01-01, 2150-REL02-IS01-02 and 2150-REL02-IS01-03 within Appendix 02.

7.0 The Proposal

GIA's understanding of the proposed scheme is illustrated in drawings 2150-REL02-IS01-04, 2150-REL02-IS01-05 and 2150-REL02-IS01-06 shown within Appendix 03.

Our analysis of this option is based on the proposed scheme drawings produced by Carson Sall Architects received on 25 July 2022.



8.0 Surrounding Properties

We have created a three-dimensional computer model of the site and the surrounding properties to allow for a detailed daylight and sunlight assessment.

The benchmark condition of the site allows us to calculate the daylight and sunlight conditions within the neighbouring buildings. From this, we can then compare them with the conditions within these properties assuming the current proposed development is in place.

Those properties surrounding the site that are thought to have the potential to be impacted by the proposed development are listed in the table below:

Name/Address of Building	Assumed Use	Position (in relation to the Development)
464 Moss Lane East	Residential	West
2-4 Parkfield Street	Residential	South west
14 Heald Place	Residential	South
1-5 Heatherway	Residential	South
14-20 Gateshead Close	Residential	South

A short commentary of the impacts of the current proposal to each property is set out below, and full results and contour plots are contained at Appendix 04.

464 Moss Lane East



Name/Address of Building	Percentage of Windows Above Guidelines for VSC Daylight	Percentage of Rooms Above Guidelines for NSL Daylight	Percentage of Rooms Above Guidelines for APSH Sunlight
464 Moss Lane East	9/12 (75%)	5/5 (100%)	1/1 (100%)

With the proposed development in place, this property will full accord with the BRE target criteria for NSL daylight and APSH sunlight.

Three windows do not meet the BRE target criteria for VSC daylight, two of which serve bedrooms that are considered by the BRE as having a lesser requirement for daylight. The remaining window serves a living room located on the ground floor which is provided with two alternative windows. The BRE states that where a room is served by multiple windows of similar size, the mean VSC for the room overall can be calculated. Both alternative windows meet the VSC daylight criteria and, when the mean VSC is considered, the room overall will be reduced by 20.9% VSC, which is marginally outside the target reduction of 20%. As such, the impacts on VSC daylight to this property are considered to be minor.

On this basis, when considering the minor impacts and flexibility with which the BRE guidelines are intended to be used, the impact on this property is considered wholly acceptable.

2-4 Parkfield Place



Name/Address of Building	Percentage of Windows Above Guidelines for VSC Daylight	Percentage of Rooms Above Guidelines for NSL Daylight	Percentage of Rooms Above Guidelines for APSH Sunlight
2-4 Parkfield Place	14/14 (100%)	8/8 (100%)	4/4 (100%)

With the proposed development in place, these properties will fully accord with the BRE target criteria for VSC and NSL daylight, and APSH sunlight.

14 Heald Place



Name/Address of Building	Percentage of Windows Above Guidelines for VSC Daylight	Percentage of Rooms Above Guidelines for NSL Daylight	Percentage of Rooms Above Guidelines for APSH Sunlight
14 Heald Place	4/5 (80%)	4/4 (100%)	4/4 (100%)

With the proposed development in place, these properties fully accord with the BRE criteria for NSL daylight and APSH sunlight.

One window does not meet the target criteria for VSC daylight. The window is reduced by 20.7%, against a target reduction of 20%, which is a minor impact. Considered against the flexibility with which the BRE guidelines are intended to be used, the impact on this property is considered wholly acceptable.

1-5 Heatherway



Name/Address of Building	Percentage of Windows Above Guidelines for VSC Daylight	Percentage of Rooms Above Guidelines for NSL Daylight	Percentage of Rooms Above Guidelines for APSH Sunlight
1-5 Heatherway	0/6 (0%)	0/6 (0%)	-

No living rooms face within 90 degrees of due south so no APSH sunlight assessment is required.

The location of the site adjacent to the Oxford Road Corridor Strategic Spatial Framework (2018) and Manchester University Campus Masterplan is a key point to consider in order to understand the results in context. The implementation of development anticipated by these documents has led to a significant increase in height and density surrounding the site, which has altered the context of what was historically an area predominated by low-rise residential and industrial uses. Three key examples of the emerging height and density are as follows:

- Ropemaker Court (093074/FO/2010/S1)
- Rusholme Place (072232/FO/2004/N2)
- San Court (076696/FO/2005/N2)

All of the above developments were constructed on sites which were previously occupied by low-rise industrial/commercial buildings. They are located in close proximity to residential properties similar to those on Heatherway and are therefore evidence that a relationship which intersperses low-rise, traditional residential properties with higher-rise, modern development is acceptable in the locality.

It should be noted that a daylight and sunlight assessment was not produced for any of the above developments. However, it is likely that similar impacts would have been identified to the adjacent residential properties on Heald Grove, Rusholme Place and Banff Road if daylight and sunlight was considered as part of the respective planning applications.

Notwithstanding the above, despite the properties on Heatherway not meeting the numerical targets, the overall impact is limited. Of the rooms which face the proposed development, three are either circulation space or a bathroom and are therefore not subject to assessment in accordance with BRE guidelines. This leaves two rooms per property which are subject to assessment, one of which is a bedroom located on the first floor which the BRE consider as having a lesser requirement for daylight. The remaining room is a kitchen, meaning one room per property which is considered by the BRE to be a primary habitable space is impacted. Importantly, it should be noted that the living rooms to these properties are located on the opposite elevation and will not be impacted by the proposed development.

The BRE are clear that the guidelines need to be treated with flexibility and it is important to consider the context of the site, as set out below:

The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy... Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings"

As such, given the limited impacts in context to these properties as a whole, and the flexibility with which the BRE guidelines are intended to be used, the impact is considered acceptable.

14-20 Gateshead Close



Name/Address of Building	Percentage of Windows Above Guidelines for VSC Daylight	Percentage of Rooms Above Guidelines for NSL Daylight	Percentage of Rooms Above Guidelines for APSH Sunlight
14-20 Gateshead Close	12/12 (100%)	5/12 (42%)	-

With the proposed development in place, this property will full accord with the BRE target criteria for VSC daylight. No living rooms face within 90 degrees of due south so no APSH sunlight assessment is required.

Seven rooms will not meet the BRE target criteria for NSL daylight, five of which will experience a minor reduction of between 20-30%, which is considered acceptable given the context of the site. The remaining two rooms will be reduced by 33.3% and 33.2%, but both rooms will continue to receive adequate daylight to in excess of 62% of the room area, which is again considered acceptable given the location of the site and the emerging height and density in the area.

Overall, considering the largely minor impacts and flexibility with which the BRE guidelines are intended to be used, the impact to these properties is considered wholly acceptable.

9.0 Conclusions

We have undertaken a daylight and sunlight assessment for the proposed development on Moss Lane East, Manchester.

We have completed a technical analysis using the methodologies set out within the Building Research Establishment Guidelines entitled 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2022)'.

It is well established that the published targets within the BRE Guide are guidelines only, and are based on low rise, suburban development. The National Planning Practice Guidance (NPPG) – Making Efficient Use of Land published on 29 November 2016, updated 2021, Paragraph 007 Reference ID: 66-007-20190722 states:

"All developments should maintain acceptable living standards. What this means in practice, in relation to assessing appropriate levels of sunlight and daylight, will depend to some extent on the context for the development as well as its detailed design. For example, in areas of high-density historic buildings, or city centre locations where tall modern buildings predominate, lower daylight and sunlight levels at some windows may be unavoidable if new developments are to be in keeping with the general form of their surroundings."

This is a key point to consider in respect of the proposed development and its impact on surrounding properties. It is located in an area of emerging height and density, adjacent to the Oxford Road Corridor Strategic Spatial Framework (2018) and Manchester University Campus Masterplan, which has altered the context of the site, and it is acknowledged by the BRE that the guidelines should be treated with flexibility in such scenarios.

As such, when considering the flexibility with which the BRE guide is intended to be used and limited nature of impacts, the overall impact of the scheme on the surrounding residential properties is considered wholly acceptable.

Appendix 01

Principles of Daylight and Sunlight

Principles of Daylight and Sunlight

Background

The quality of amenity and open spaces is often stipulated within planning policy for protection or enhancement and is often a concern for adjoining properties and other interested parties.

Historically the department of environment provided guidance in the issues, and in this country, this role has now been taken on by the building research establishment (BRE), the British standards institutions (BSI) and the chartered institute of building services engineers (CIBSE). Fortunately they have collaborated in many areas, to provide as much unified advice as possible in the form of industry best practice.

Many local planning authorities consider daylight and sunlight an important factor for determining planning applications. Policies refer to both the protection of daylight and sunlight amenity within existing properties as well as the creation of proposed dwellings with high levels of daylight and sunlight amenities.

In terms of considering what is material local authorities typically refer to the BRE guidelines and apply their criteria set out within. The guidelines were originally produced out in 1991, but superseded by the BRE guidelines (2011) *site layout planning for daylight and sunlight*.

Where developers are seeking to maximise their development value, it is often in the area of daylight and sunlight issues that they may seek to push the boundaries. Particularly in London, there is a priority on the creation of more housing and thus resulting in the densification of urban areas. Local authorities vary in their attitude of how flexible they can be with the degree of impact on the daylight and sunlight amenity enjoyed by neighbouring owners and it is one factor among many planning aspects considered when determining an application. In city centres where high density is common, the protection of amenity is more challenging and there are many factors that need to be taken into account: each case has to be considered on its own merits.

The BRE Guidelines

The guidelines are typically referred to for daylight and sunlight amenity issues, however they were not intended to be used as an instrument of planning policy. In the introduction of 'Site Layout Planning for Daylight and Sunlight (2011)', section 1.6 (page 1), states that:-

"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy. Its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of many factors in site layout design (see Section 5). In special circumstances the developer or Planning Authority may wish to use different target values. For example, in an historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings".

Again, the paragraph 2.2.3 (page 7) of the document states:-

"Note that numerical values given here are purely advisory. Different criteria may be used, based on the requirements for daylighting in an area viewed against other site layout constraints".

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The numerical criteria suggested by the BRE are therefore designed to provide industry advice/guidance to plan/design with daylight in mind. Alternative values may be appropriate in certain circumstances such as highly dense urban areas around London, for e.g. The approach to creating alternative criteria is detailed within Appendix F of the BRE.

Measurement and Criteria for Daylight and Sunlight as set out in the BRE Guidelines

The BRE guidelines state that they are;

"intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedroom. Windows to bathrooms, toilets, garages need not be analysed."

They are therefore primarily designed to be used for residential properties however, the BRE guidelines continue to state that they may be applied to any existing non-residential buildings where there may be a reasonable expectation of daylight including; schools, hospitals, hostels, small workshop and some offices.

Daylight

In the first instance, if a proposed development falls beneath a 25 degree angle taken from the centre point of the lowest window, then the BRE suggests that no further analysis is required as there will be adequate sky light (i.e. sky visibility). This rule is applied when considering the scope of any assessments.

The BRE guidelines provide two methods for calculating daylight to existing surrounding properties:

- Vertical Sky Component (VSC)
- No Sky Line (NSL) also referred to as daylight distribution

A further method, the Average Daylight Factor (ADF) is provided for calculating daylight within proposed properties. However, it is sometimes applied as a supplementary assessment for existing surrounding properties.

Each method is described below:

Vertical Sky Component

Methodology

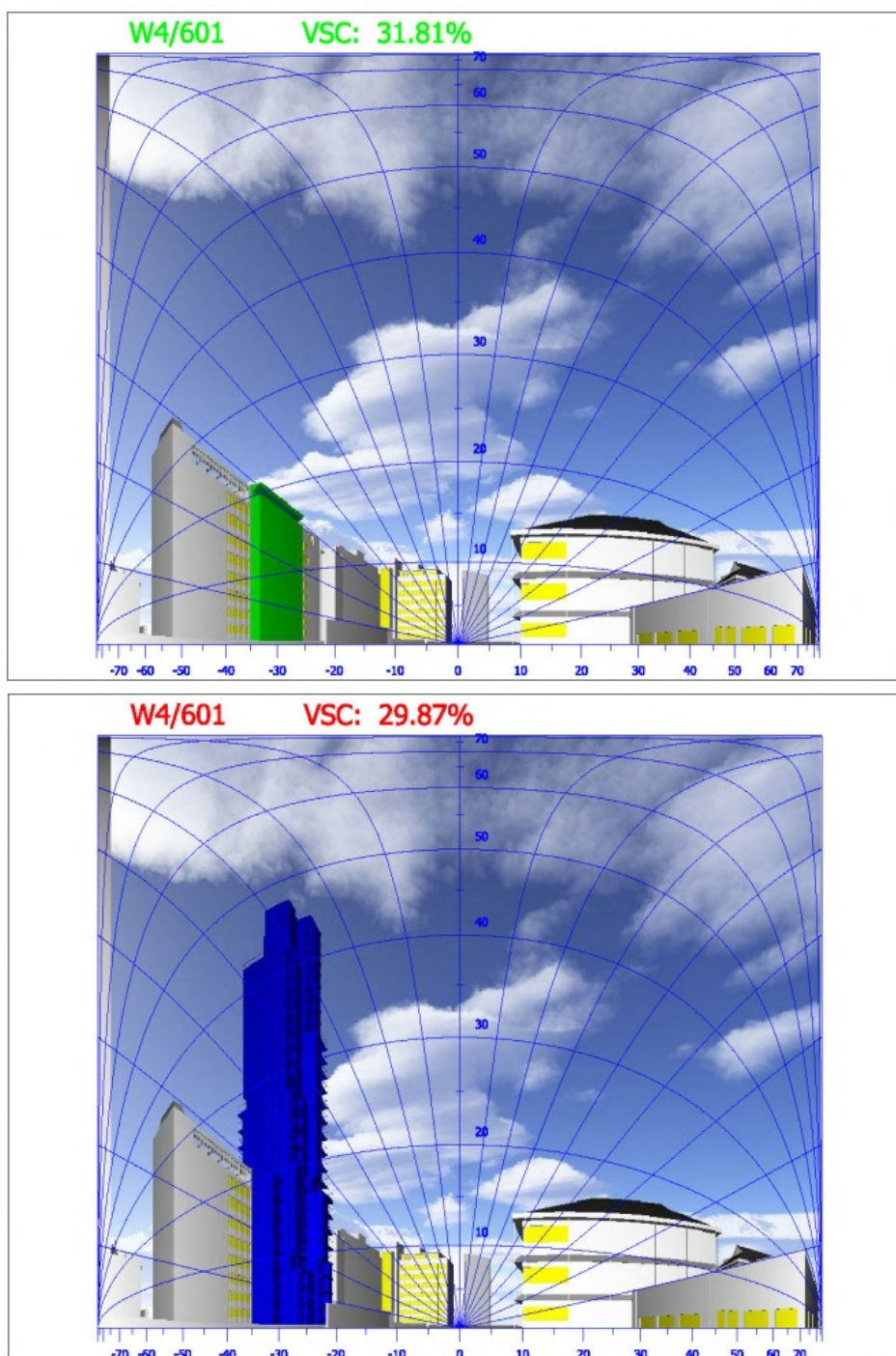
This is defined in the BRE as:-

"Ratio of that part of illuminance, at a point on a given vertical plane that is received directly from a CIE standard overcast sky, to illuminate on a horizontal plane due to an unobstructed hemisphere of this sky."

This statement means, in practice that if one had a totally unobstructed view of the sky, looking in a single direction, then just under 40% of the complete hemisphere would be visible. The measurement of this vertical sky component is undertaken using two indicators, namely a skylight indicator and a transparent direction finder.

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Alternatively a further method of measuring the VSC, which is easier to understand both in concept and analysis, is often more precise and can deal with more complex instructions, is that of the Waldram diagram.



The point of reference is the same as for the skylight indicator, at the centre of the outward window face. Effectively a snap shot is taken from that point of the sky in front of the window, before and after the obstruction is put in place together with all the relevant obstructions to it, i.e. the buildings.

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An unobstructed sky from that point of reference would give a vertical sky component of 39.6%, corresponding to 50% of the hemisphere, and therefore the purpose of the diagram is to discover how much sky remains once obstructions exist in front of that point.

Criteria

The BRE Handbook provides criteria for:

- (a) New Development
- (b) Existing Buildings
- (c) Adjoining Development Land

- (a) New Development

Paragraph 2.1.21 of the BRE states that:

"Obstructions can limit access to light from the sky. This can be checked by measuring or calculating the angle of visible sky 'theta', angle of obstruction or Vertical Sky Component (VSC) at the centre of the lowest window where daylight is required. If VSC is:

- at least 27% ('theta' is greater than 65 degrees, obstruction angle less than 25 degrees) conventional window design will usually give reasonable results.
- between 15% and 27 % ('theta' is between 45 degrees and 65 degrees, obstruction angle between 25 degrees and 45 degrees) special measures (larger windows, changes to room layout) are usually needed to provide adequate daylight.
- between 5% and 15% ('theta' is between 25 degrees and 45 degrees, obstruction angle between 45 degrees and 65 degrees) it is very difficult to provide adequate daylight unless very large windows are used.
- less than 5% ('theta' less than 25 degrees, obstruction angle more than 65 degrees) it is often impossible to achieve reasonable daylight, even if the whole window wall is glazed."

- (b) Existing Buildings

Para 2.2.21 (page 11) of the BRE states:

"If any part of a new building or extension measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of the lowest window, subtends an angle of more than 25 degree to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if the vertical sky component measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value".

The VSC provide a quick and simple test which looks to give an early indication of the potential for light at the window face. However considered in isolation, it does not, in any fashion, indicate the quality of actual light within a space. It does not take into account the window size, the room size or room use. It helps by indicating that if there is an appreciable amount of sky visible from a given point there will be a reasonable potential for daylighting.

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(c) Adjoining Development Land

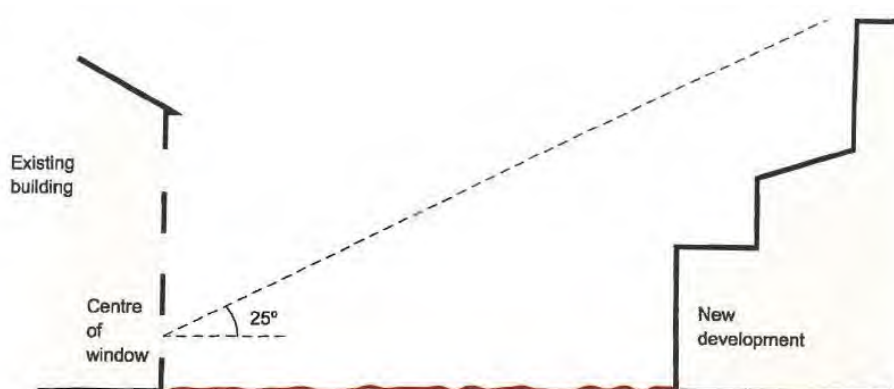
Paragraph 2.3.10 of the BRE guidelines states:

"in broad general terms, a development site next to a proposed new building will retain the potential for good diffuse daylighting provided that on each common boundary:

- (a) no new building, measured in a vertical section perpendicular to the boundary, from a point 1.6m above ground level, subtends an angle of more than 43 degrees to the horizontal;*
- (b) or, if (a) is not satisfied, then all points 16m above the boundary line are within 4m (measured along the boundary) of a point which has a VSC (looking towards the new building(s)) of 17% or more 2m above ground level are within 4m (measured sideways) of a point which has a vertical sky component of 27% or more.*

Alternative VSC criteria as per Appendix F of the BRE guidelines

The 27% VSC target criteria is based upon a sub-urban type environment whereby a 25 degree line was taken from the centre point on a ground floor window as shown below:



However, in city centre locations and urban areas where density levels are increasing, these values may not be considered appropriate. The BRE guidelines provide that *"different targets may be used based on the special requirements of the proposed development or its location"* (paragraph F1).

Appendix F of the BRE suggests several approaches as to how alternative targets may be considered including:

- Consented scheme – use of an extant planning permission to establish alternative benchmark criteria for VSC and APSH. It is not appropriate to treat a permitted scheme in the same manner as an existing building and allow a 20% reduction beyond this. If the levels of daylight and sunlight retained are similar to a previously consented scheme then it follows these levels should be considered acceptable again, notwithstanding other planning considerations.
- Mirror massing – to ensure a development matches the height and proportions of existing buildings, the VSC and APSH targets could be set to those of a mirror image of the same height and size, an equal distance away from the boundary (paragraph F5).
- Consider surrounding context and existing obstruction angles as well as spacing to height ratios.

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In addition, due to the requirements for external amenity space within local planning policies, many residential buildings are served by balconies. Balconies can restrict the view of the sky dome whereby even the modest obstruction may result in a large relative impact on the VSC. The BRE guidelines therefore provide that an assessment can be carried out comparing the levels of VSC with and without the balconies in place for both the existing and proposed scenarios, to establish whether it is the presence of the balcony or the size of the new obstruction that is the main factor in the loss of light (paragraph 2.2.11).

No Sky Line

Methodology

The NSL method is a measure of the distribution of daylight at the working plane within a room. The 'working plane' means a horizontal 'desktop' plane 0.85m in height for residential properties. The NSL divides those areas of the working plane which can receive direct sky light from those which cannot. If a significant area of the working plane lies beyond the NSL (i.e. it receives no direct sky light), then the distribution of daylight in the room will be poor and supplementary electric lighting may be required.

It is similar to the VSC approach in that a reduction of 0.8 times in the area of sky visibility at the working plane may be deemed to be noticeable. It is however, very dependent upon knowing the actual room layouts or having a reasonable understanding of the likely layouts.

It is assessed by plotting the area of a room which can see the sky and which cannot, referred to as the NSL contour or daylight distribution contour. The contours assist in helping to understand the way the daylight is distributed within a room and the comparisons of existing and limitations of proposed circumstances within neighbouring properties. Like the VSC method, it relates to the amount of visible sky but does not consider the room use in its criteria, it is simply a test to assess the change in position of the No Sky Line, between the existing and proposed situation. It does take into account the number and size of windows to a room, but does not give any quantitative or qualitative assessment of the light in the rooms, only where sky can or cannot be seen.

Criteria

BS 8206 Part 2 (para 5.7) that the:

"uniformity of daylight is considered to be unsatisfactory if a significant part of the working plane (normally more than 20%) lies behind the no-sky line".

Therefore, it is implied that an NSL of at least 80% would be considered satisfactory in regards to deep rooms which are lit by windows on one side, the BRE Guidelines state (para, 2.2.10):

In regards to the alteration as a result of a proposed development or obstruction the BRE provide that the daylight may be adversely affected if *"the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value."*

Principles of Daylight and Sunlight

Average Daylight Factor

Methodology

The Average Daylight Factor (ADF) is defined within the 2011 BRE Guidelines as:

'a ratio of total daylight flux incident on a reference area to the total area of the reference area, expressed as a percentage of outdoor luminance on a horizontal plane, due to an unobstructed sky of assumed or known luminance distribution'.

Whilst the BRE guidelines provide this measure as a tool to understand daylight within proposed dwellings not existing dwellings, if room layouts are known it can provide a useful supplementary measure of daylight and is often requested by many local authorities.

The ADF method of assessment considers:

- The diffuse visible transmittance of the glazing to the room in question (i.e. how much light gets through the window glass). A transmittance value of 0.8% is assumed for single glazing and 0.65% for double glazed windows;
- The net glazed area of the window in question;
- The total area of the room surfaces (ceiling, walls, floor and windows); and
- The angle of visible sky reaching the window(s) in question

In addition, the ADF method makes allowance for the average reflectance of the internal surfaces of the room and of external obstruction (assumed to be 0.5 unless otherwise stated).

Criteria

The criteria for ADF is taken from the British Standard 8206 part II which gives the following criteria based on the room use:

- Bedroom – 1% ADF
- Living room – 1.5% ADF
- Kitchen – 2% ADF

Where a room has multiple uses such as a living kitchen diner (LKD) or a studio apartment, the highest value is taken so in these cases the required ADF is 2%.

Sunlight

Methodology

The BS 8206 part 2 (section 5.2) states that:

"Provided that the entry of sunlight is properly controlled, it is generally welcome in most buildings in the UK. Dissatisfaction can arise as much from the permanent exclusion of sunlight as from its excess. The provision of sunlight is important in dwellings, particularly during winter months. Sunlight is especially valued in habitable rooms used for long periods during the day."

Principles of Daylight and Sunlight

Sunlight is measured using a sun indicator which contains 100 spots, each representing 1% of Annual Probable Sunlight Hours (APSH). Where no obstruction exists the total APSH would amount to 1486 hours and therefore each spot equates to 14.86 hours of the total annual sunlight hours.

The number of spots is calculated for both the whole year and also during the winter period (21st September to 21st March) prior to an obstruction and after the obstruction is put in place. This provides a percentage of APSH for each of the time periods for each window assessed. The 2011 BRE Guidelines note that:

- *"In housing, the main requirement for sunlight is in living rooms, where it is valued at any time of day, but especially in the afternoon."*
- *"all main living rooms of dwellings...should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun"; and*
- *"If the main living room to a dwelling has a main window facing within 90° of due north, but a secondary window facing within 90° of due south, sunlight to the secondary window should be checked."*
- *"...a south facing window will, in general, receive most sunlight, while a north facing one will receive it only on a handful of occasions. East and west facing windows will receive sunlight only at certain times of day".*

When a room has multiple windows, not all may have a southerly orientation however, these windows may contribute to the levels of sunlight within a given room even if by 1-2% APSH. As well as the assessment on a window basis the BRE guidelines provide that an assessment can be undertaken on a room basis.

Whilst the emphasis of the BRE guidelines is in regards to living rooms, it is not always possible to determine the room uses within all of the properties assessed and therefore typically all windows or all rooms with windows facing within 90 degrees of due south and facing the site are assessed.

Criteria

The BRE provide that for existing buildings a window maybe adversely affected if a point at the centre of a window receives:

- Less than 25% of the APSH during the whole year, of which 5% APSH must be in the winter period; and
- Receives less than 0.8 times its former sunlight hours in either time period; and
- Has a reduction in sunlight for the whole year more than 4% APSH.

In terms of the assessment on a room basis the criteria applied is the same.

For proposed buildings the BRE provide (paragraph 3.1.15) that a dwelling or building which has a particular requirement for sunlight will appear reasonably sunlit provided:

- At least one main window faces within 90 degrees of due south; and

Principles of Daylight and Sunlight

- Centre of one main living room window can receive 25% of APSH including 5% APSH in the winter months.

It continues that where groups of dwellings are planned the layout should aim to maximise the number of living rooms that meet the above recommendations.

Overshadowing

As well as daylight and sunlight amenity to neighbouring dwellings, planning policy often refers to the levels of overshadowing to amenity areas such as parks, public squares, playgrounds etc. The BRE guidelines provide two methods of calculation in regards to overshadowing which are as follows:

Sun Hours on Ground

Methodology

This method of overshadowing assessment uses the sun on ground indicator to determine the areas which receive direct sunlight and those which do not. This method applies to both new and existing areas of amenity space. The BRE Guidelines suggest that the Spring Equinox (21st March) is a suitable date for the assessment as this is the midpoint of the sun's position throughout the year. Using specialist software, the path of the sun is tracked to determine where the sun would reach the ground and where it would not.

Criteria

The BRE guidelines recommend that at least half of an amenity space should receive at least 2 hours of direct sunlight on March 21st. In regards to existing spaces where the existing sunlit area is less than half of the area, the area which receives 2 hours of sunlight should not be reduced by more than 20% (it should retain 0.8 times its former value).

Transient Overshadowing

The BRE guidelines suggest that where large buildings are proposed which may affect a number of gardens or open spaces, it is useful to plot a shadow plan to illustrate the location of shadows at different times of the day and year. For the purpose of this assessment, shadow has been mapped at the following times of the year:

- 21st March (spring equinox)
- 21st June (Summer solstice)
- 21st December (winter solstice)

The September equinox is not assessed as this would provide the same results as those for March 21st.

For each of these dates the overshadowing is calculated at hourly intervals throughout the day however some images may not be present given the early sun set during the winter period.

The BRE guidelines do not provide any criteria for transient overshadowing. Therefore the analysis provides a description of where additional shadow is cast as a result of a development with professional judgement to determine the effect comparing the shadow resulting from the proposed development against that of the existing site.

Principles of Daylight and Sunlight

Light pollution and Solar Glare

Light pollution is defined as any light emitting from artificial sources into spaces where it is not wanted for example from offices into neighbouring residential properties where it could cause a nuisance. The ILP Guidance notes provide details of how to measure light pollution and criteria based on the urban density of the respective area to determine the acceptability of the light levels.

Solar glare is particularly important at pedestrian and road junctions as well as along railway lines where the glare can cause a temporary blinding of drivers or pedestrians. Glare can occur from reflective materials such as glazed areas or metal cladding on the facades. This assessment is therefore undertaken from viewpoints surrounding the site at junctions and positioned at the driver's eye level. Focal points are dictated by the location of signals or oncoming traffic.

Other Amenity Considerations

Daylight and sunlight is one factor among many under the heading of residential amenity considerations for any given development design or planning application; others include:

- outlook
- sense of enclosure
- privacy
- access to outdoor space e.g. balconies or communal garden/courtyard

Appendix 02

Existing Drawings



SOURCES OF INFORMATION

IR04-20220711-Research
IR05-20220711-Vertex
IR06-20220725-Carson Sall
(Proposal)

ALL INFORMATION DISPLAYED IS SUBJECT TO A COMPLETE VERIFIABLE SITE SURVEY BEING UNDERTAKEN. GIA TAKES NO RESPONSIBILITY ON THE ACCURACY OR RELIABILITY OF THE DISPLAYED DATA SINCE A VERIFIED SITE SURVEY WAS NOT MADE AVAILABLE PRIOR TO THE GENERATION OF SUCH INFORMATION.

NOTES:
EXISTING SCENARIO SHOWN IN SEPIA

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
MOSS LANE EAST,
MANCHESTER

DRAWING NAME:
PLAN VIEW EXISTING

DWN BY	SCALE	CHK BY	STATUS	DATE
KS	NTS	SP	-	JUL22
PROJ No.	REL No.	IS No.	DWG No.	REV No.
2150	01	02	01	-



SOURCES OF INFORMATION

IR04-20220711-Research
IR05-20220711-Vertex
IR06-20220725-Carson Sall
(Proposal)

ALL INFORMATION DISPLAYED IS SUBJECT TO A COMPLETE VERIFIABLE SITE SURVEY BEING UNDERTAKEN. GIA TAKES NO RESPONSIBILITY ON THE ACCURACY OR RELIABILITY OF THE DISPLAYED DATA SINCE A VERIFIED SITE SURVEY WAS NOT MADE AVAILABLE PRIOR TO THE GENERATION OF SUCH INFORMATION.

NOTES:
EXISTING SCENARIO SHOWN IN SEPIA

N.B. DO NOT SCALE OFF THIS DRAWING
PROJECT:
MOSS LANE EAST,
MANCHESTER

DRAWING NAME:
3D VIEW EXISTING

DWN BY	SCALE	CHK BY	STATUS	DATE
KS	NTS	SP	-	JUL22
PROJ No.	REL No.	IS No.	DWG No.	REV No.
2150	01	02	02	-



SOURCES OF INFORMATION

IR04-20220711-Research
IR05-20220711-Vertex
IR06-20220725-Carson Sall
(Proposal)

ALL INFORMATION DISPLAYED IS SUBJECT TO A COMPLETE VERIFIABLE SITE SURVEY BEING UNDERTAKEN. GIA TAKES NO RESPONSIBILITY ON THE ACCURACY OR RELIABILITY OF THE DISPLAYED DATA SINCE A VERIFIED SITE SURVEY WAS NOT MADE AVAILABLE PRIOR TO THE GENERATION OF SUCH INFORMATION.

NOTES:
EXISTING SCENARIO SHOWN IN SEPIA

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
MOSS LANE EAST,
MANCHESTER

DRAWING NAME:
3D VIEW EXISTING

DWN BY	SCALE	CHK BY	STATUS	DATE
KS	NTS	SP	-	JUL22
PROJ No.	REL No.	IS No.	DWG No.	REV No.
2150	01	02	03	-

Appendix 03

Proposed Drawings



SOURCES OF INFORMATION

IR04-20220711-Research
IR05-20220711-Vertex
IR06-20220725-Carson Sall
(Proposal)

ALL INFORMATION DISPLAYED IS SUBJECT TO A COMPLETE VERIFIABLE SITE SURVEY BEING UNDERTAKEN. GIA TAKES NO RESPONSIBILITY ON THE ACCURACY OR RELIABILITY OF THE DISPLAYED DATA SINCE A VERIFIED SITE SURVEY WAS NOT MADE AVAILABLE PRIOR TO THE GENERATION OF SUCH INFORMATION.

NOTES:
PROPOSED SCHEME SHOWN IN TEAL

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
MOSS LANE EAST,
MANCHESTER

DRAWING NAME:
PLAN VIEW PROPOSED

DWN BY	SCALE	CHK BY	STATUS	DATE
KS	NTS	SP	-	JUL22
PROJ No.	REL No.	IS No.	DWG No.	REV No.
2150	01	02	04	-



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www.gia.uk.com

MANCHESTER • LONDON



SOURCES OF INFORMATION

IR04-20220711-Research
IR05-20220711-Vertex
IR06-20220725-Carson Sall
(Proposal)

ALL INFORMATION DISPLAYED IS SUBJECT TO A COMPLETE VERIFIABLE SITE SURVEY BEING UNDERTAKEN. GIA TAKES NO RESPONSIBILITY ON THE ACCURACY OR RELIABILITY OF THE DISPLAYED DATA SINCE A VERIFIED SITE SURVEY WAS NOT MADE AVAILABLE PRIOR TO THE GENERATION OF SUCH INFORMATION.

NOTES:
PROPOSED SCHEME SHOWN IN TEAL

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
MOSS LANE EAST,
MANCHESTER

DRAWING NAME:
3D VIEW PROPOSED

DWN BY	SCALE	CHK BY	STATUS	DATE
KS	NTS	SP	-	JUL22
PROJ No.	REL No.	IS No.	DWG No.	REV No.
2150	01	02	05	-



SOURCES OF INFORMATION

IR04-20220711-Research
IR05-20220711-Vertex
IR06-20220725-Carson Sall
(Proposal)

ALL INFORMATION DISPLAYED IS SUBJECT TO A COMPLETE VERIFIABLE SITE SURVEY BEING UNDERTAKEN. GIA TAKES NO RESPONSIBILITY ON THE ACCURACY OR RELIABILITY OF THE DISPLAYED DATA SINCE A VERIFIED SITE SURVEY WAS NOT MADE AVAILABLE PRIOR TO THE GENERATION OF SUCH INFORMATION.

NOTES:
PROPOSED SCHEME SHOWN IN TEAL

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
MOSS LANE EAST,
MANCHESTER

DRAWING NAME:
3D VIEW PROPOSED

DWN BY	SCALE	CHK BY	STATUS	DATE
KS	NTS	SP	+	JUL22
PROJ No.	REL No.	IS No.	DWG No.	REV No.
2150	01	02	06	-

Appendix 04

Results and Window Maps

								VSC (WINDOW)					NSL					APSH (ROOM)							
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM NOTES	INFO USED	WINDOW	WINDOW NOTES	EX	PR	LOSS	LOSS	MEETS	EX	PR	LOSS	LOSS	MEETS	EX		PR		LOSS %		MEETS	
								%	%		%	CRITERIA	%	%	SQM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	CRITERIA	
464 MOSS LANE EAST																									
B01	R1	RESIDENTIAL	BEDROOM			W1/B01		16.9	16	0.9	5.3%	YES	97.5	97.1	0.1	0.4%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
F00			RESIDENTIAL	BEDROOM		W1/F00		33.2	20.3	12.9	38.9%	NO	99.7	98.6	0.1	1.1%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
				BEDROOM		W2/F00		33.6	27.5	6.1	18.2%	YES													
				BEDROOM		W3/F00		14.2	14.2	0	0.0%	YES													
				BEDROOM		W3/F00		14.2	14.2	0	0.0%	YES													
	R2	RESIDENTIAL	LIVING ROOM			W4/F00		26.2	15.1	11.1	42.4%	NO	93.9	88.5	0.7	5.7%	YES	78	24	63	21	19.2%	12.5%	YES	
				LIVING ROOM		W5/F00		34.6	30.9	3.7	10.7%	YES													
				LIVING ROOM		W6/F00		34.5	30.9	3.6	10.4%	YES													
				LIVING ROOM		W6/F00		34.5	30.9	3.6	10.4%	YES													
F01	R1	RESIDENTIAL	BEDROOM			W1/F01		36	23.1	12.9	35.8%	NO	99.2	98.6	0.1	0.6%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
				BEDROOM			W2/F01		37.3	31.6	5.7	15.3%	YES												
				BEDROOM			W3/F01		29.5	29.5	0	0.0%	YES												
F02	R1	RESIDENTIAL	BEDROOM			W1/F02 / INC (2)		90.1	84.6	5.5	6.1%	YES	95	95	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
				BEDROOM			W2/F02 / INC (2)		90.3	85.2	5.1	5.6%	YES												
2 PARKFIELD STREET																									
B01	R1	RESIDENTIAL	BEDROOM			W1/B01		34.4	28.5	5.9	17.2%	YES	94.9	81.7	2.3	13.9%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
F00	R1	RESIDENTIAL	BEDROOM			W1/F00		33.8	30.6	3.2	9.5%	YES	99.9	99.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
				BEDROOM			W2/F00		34.3	30.4	3.9	11.4%	YES												
				BEDROOM			W3/F00		36.2	30.2	6	16.6%	YES												
				BEDROOM			W4/F00		36.3	30.5	5.8	16.0%	YES												
				BEDROOM			W5/F00		36.3	30.8	5.5	15.2%	YES												
F01	R1	RESIDENTIAL	UNKNOWN			W1/F01		37	31.9	5.1	13.8%	YES	97.1	97.1	0.0	0.0%	YES	44	13	42	13	4.5%	0.0%	YES	
	R2	RESIDENTIAL	UNKNOWN			W2/F01		37.1	32.5	4.6	12.4%	YES	97.6	97.6	0.0	0.0%	YES	44	13	42	13	4.5%	0.0%	YES	
4 PARKFIELD STREET																									
B01	R1	RESIDENTIAL	BEDROOM			W1/B01		34.2	29.9	4.3	12.6%	YES	94.9	90.6	0.8	4.5%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
F00	R1	RESIDENTIAL	BEDROOM			W1/F00		36.3	31.9	4.4	12.1%	YES	99.3	99.2	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
				BEDROOM			W2/F00		36.3	32	4.3	11.8%	YES												
				BEDROOM			W3/F00		36.2	32.2	4	11.0%	YES												
F01	R1	RESIDENTIAL	UNKNOWN			W1/F01		37.2	33.4	3.8	10.2%	YES	97	97	0.0	0.0%	YES	44	13	43	13	2.3%	0.0%	YES	
	R2	RESIDENTIAL	UNKNOWN			W2/F01		37.1	32.8	4.3	11.6%	YES	97.4	97.4	0.0	0.0%	YES	44	13	43	13	2.3%	0.0%	YES	
14 HEALD PLACE																									
F00	R1	RESIDENTIAL	UNKNOWN			W1/F00		22.7	18	4.7	20.7%	NO	96.5	92.3	0.5	4.4%	YES	31	2	31	2	0.0%	0.0%	YES	
				UNKNOWN			W2/F00		25.6	20.9	4.7	18.4%	YES												
	R2	RESIDENTIAL	UNKNOWN			W3/F00		28.8	23.8	5	17.4%	YES	99.4	98.4	0.1	1.1%	YES	44	11	44	11	0.0%	0.0%	YES	
F01	R1	RESIDENTIAL	UNKNOWN			W1/F01		36.2	30.9	5.3	14.6%	YES	97.8	94.8	0.3	3.1%	YES	54	16	54	16	0.0%	0.0%	YES	
	R2	RESIDENTIAL	UNKNOWN			W2/F01		36.4	29.5	6.9	19.0%	YES	97.3	81	1.8	16.8%	YES	54	16	54	16	0.0%	0.0%	YES	

								VSC (WINDOW)					NSL					APSH (ROOM)							
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM NOTES	INFO USED	WINDOW	WINDOW NOTES	EX	PR	LOSS	LOSS	MEETS	EX	PR	LOSS	LOSS	MEETS	EX		PR		LOSS %		MEETS	
								%	%		%	CRITERIA	%	%	SOM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	CRITERIA	
1 HEATHERWAY																									
F00	R1	RESIDENTIAL	UNKNOWN			W1/F00		25.6	15.5	10.1	39.5%	NO	62.4	41.8	1.6	33.1%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
F01	R1	RESIDENTIAL	UNKNOWN			W1/F01		33.3	18.6	14.7	44.1%	NO	98.8	50.7	3.7	48.6%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
3 HEATHERWAY																									
F00	R1	RESIDENTIAL	UNKNOWN			W1/F00		24.6	12.5	12.1	49.2%	NO	58.4	24	2.4	58.9%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
F01	R1	RESIDENTIAL	UNKNOWN			W1/F01		33.3	16	17.3	52.0%	NO	99.2	28.5	5.0	71.3%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
5 HEATHERWAY																									
F00	R1	RESIDENTIAL	UNKNOWN			W1/F00		26.4	13	13.4	50.8%	NO	98.8	26.9	4.9	72.8%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
F01	R1	RESIDENTIAL	UNKNOWN			W1/F01		34.4	16	18.4	53.5%	NO	98.9	31.6	4.6	68.0%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
14 GATESHEAD CLOSE																									
F00	R1	RESIDENTIAL	UNKNOWN			W1/F00		31.5	27.9	3.6	11.4%	YES	98.7	80.9	1.4	18.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
F01	R1	RESIDENTIAL	UNKNOWN			W1/F01		36.3	31.7	4.6	12.7%	YES	93.4	83.4	0.6	10.7%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
16 GATESHEAD CLOSE																									
F00	R1	RESIDENTIAL	UNKNOWN			W1/F00		30.6	26.4	4.2	13.7%	YES	98.5	76.3	1.9	22.6%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
F01	R1	RESIDENTIAL	UNKNOWN			W1/F01		36.3	31	5.3	14.6%	YES	93.3	75.6	1.2	19.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
18 GATESHEAD CLOSE																									
F00	R1	RESIDENTIAL	UNKNOWN			W1/F00		30.7	26	4.7	15.3%	YES	98.8	71.5	2.2	27.7%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
F01	R1	RESIDENTIAL	UNKNOWN			W1/F01		36.5	30.6	5.9	16.2%	YES	93.4	67.5	1.6	27.6%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

(1) KITCHEN SMALLER THAN 13m2
(2) INC\HZ = SKY COMPONENT (INCLINED\HORIZONTAL WINDOWS)
(3) SINGLE ASPECT ROOM DEEPER THAN 5m

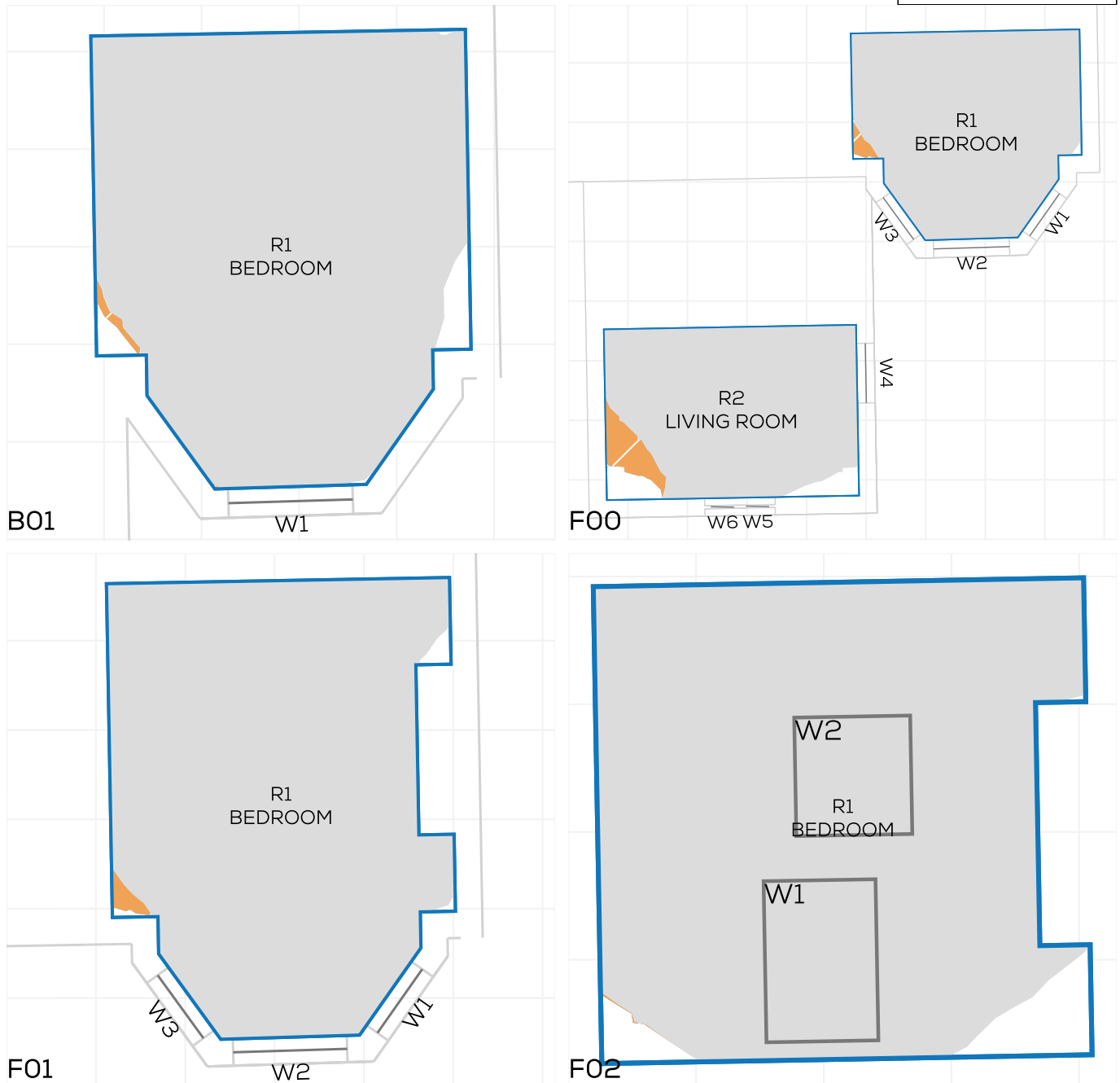
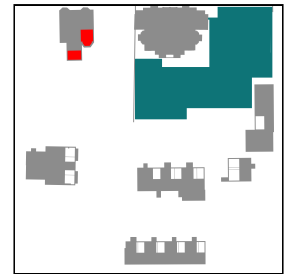
								VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY	ROOM	ROOM	INFO	WINDOW	WINDOW	EX	PR	LOSS	LOSS	MEETS	EX	PR	LOSS	LOSS	MEETS	EX		PR		LOSS %		MEETS
		TYPE	USE	NOTES	USED		NOTES	%	%		%	CRITERIA	%	%	SQM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	CRITERIA
20 GATESHEAD CLOSE																								
F00	R1	RESIDENTIAL	UNKNOWN			W1/F00		30.1	24.8	5.3	17.6%	YES	98.7	71.1	2.2	28.0%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F01	R1	RESIDENTIAL	UNKNOWN			W1/F01		36.3	30.2	6.1	16.8%	YES	93.4	62.3	2.0	33.3%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A

NSL CONTOURS



PROJECT: 2150 - MOSS LANE EAST, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: 464 MOSS LANE EAST
 DATE: 05/08/2022
 SCHEME IR: IR06
 DRAWING No.: 2150-REL01-IS02-DD1

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
464 MOSS LANE EAST								
B01	R1	RESIDENTIAL	BEDROOM	16.0	97.5	97.1	0.1	0.4
F00	R1	RESIDENTIAL	BEDROOM	11.5	99.7	98.6	0.1	1.1
F00	R2	RESIDENTIAL	LIVING ROOM	12.1	93.9	88.5	0.7	5.7
F01	R1	RESIDENTIAL	BEDROOM	17.0	99.2	98.6	0.1	0.6
F02	R1	RESIDENTIAL	BEDROOM	13.6	95	95	0.0	0

PROJECT: 2150 - MOSS LANE EAST, MANCHESTER

REPORT TITLE: EXISTING VS. PROPOSED

ADDRESS: 2 PARKFIELD STREET

DATE: 05/08/2022

SCHEME IR: IR06

DRAWING No.: 2150-REL01-IS02-DD2

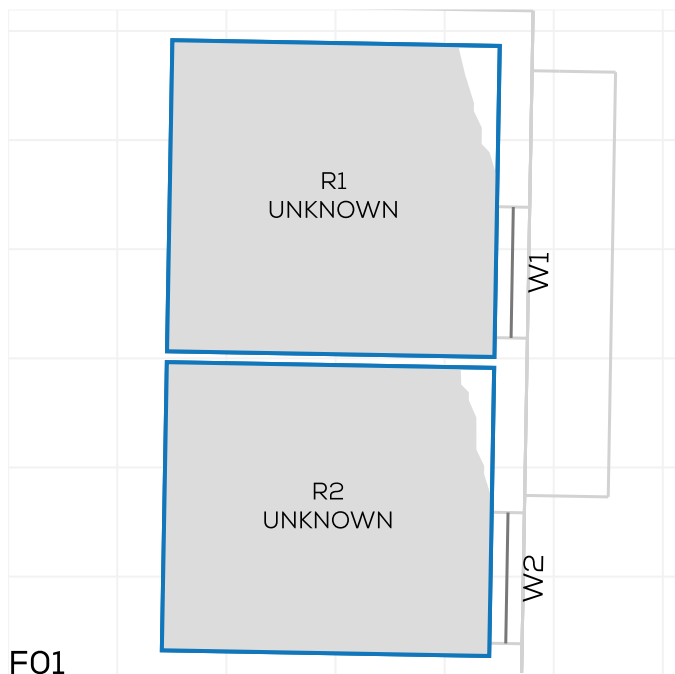
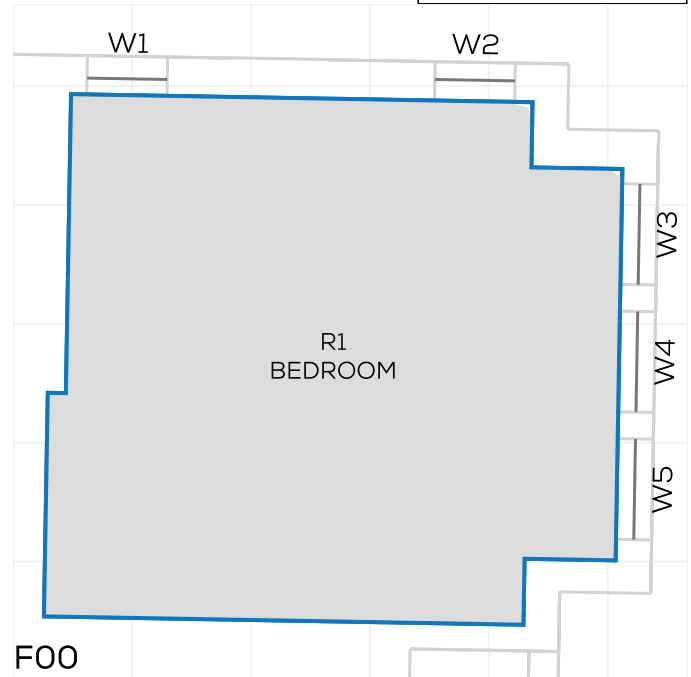
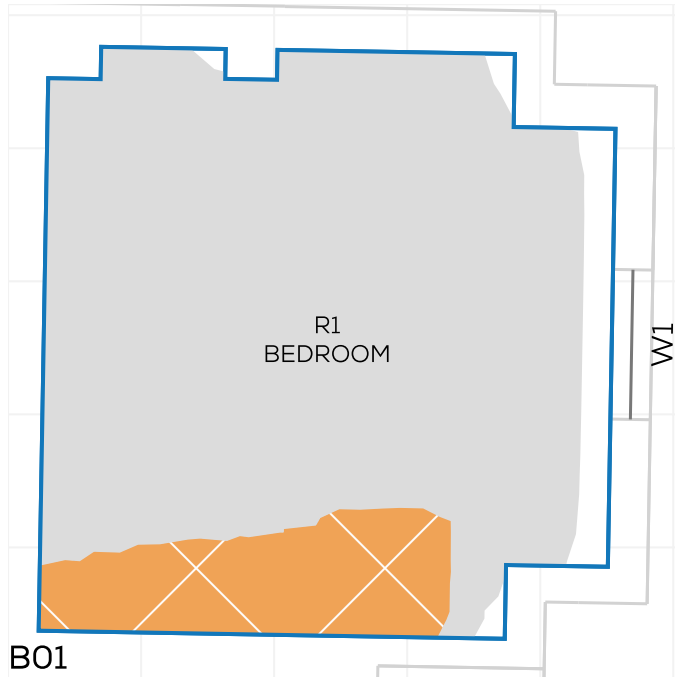
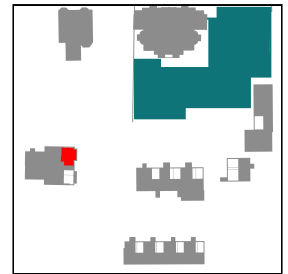
KEY:

GAIN

LOSS

MAINTAINED LIT AREA

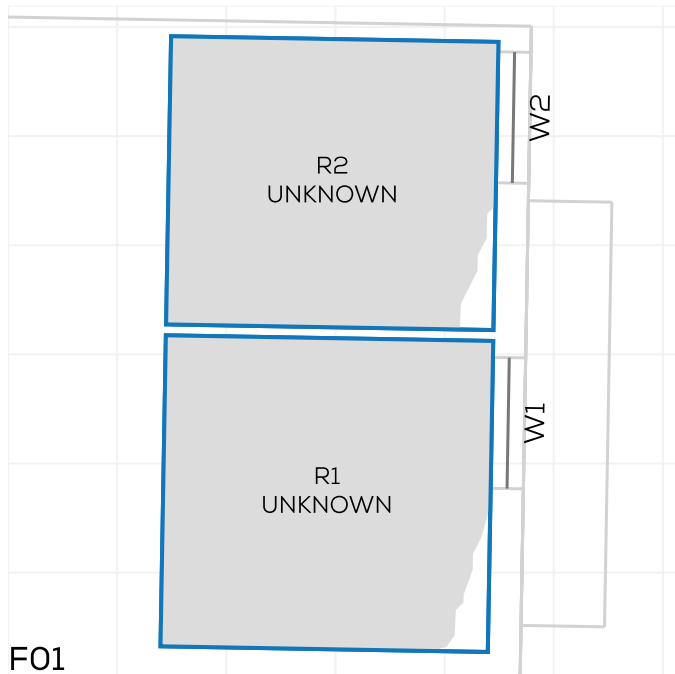
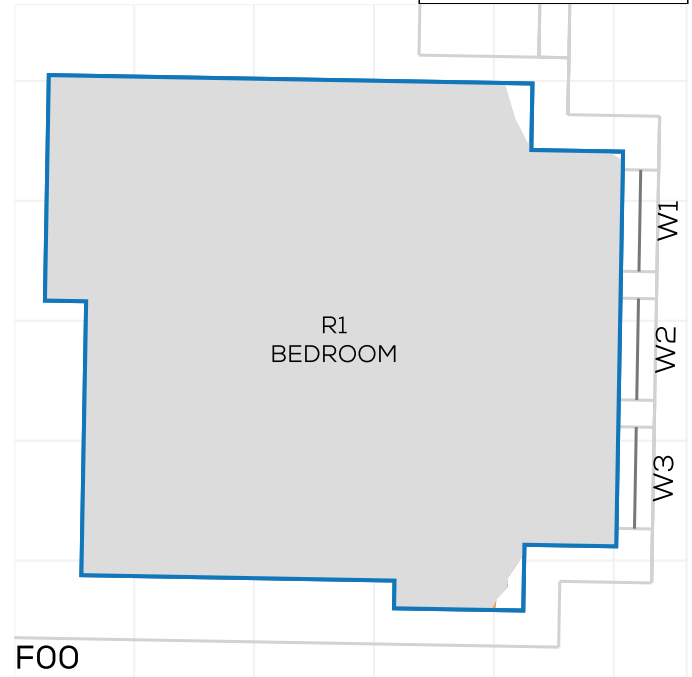
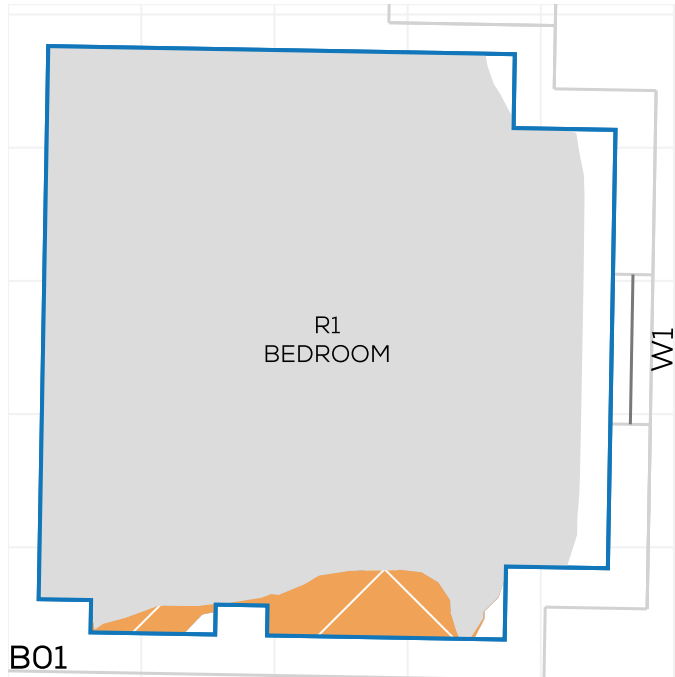
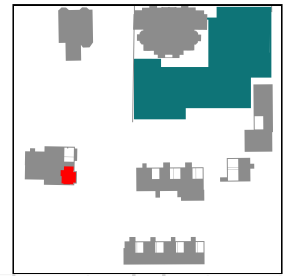
1 METRE GRID



FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
2 PARKFIELD STREET								
B01	R1	RESIDENTIAL	BEDROOM	17.7	94.9	81.7	2.3	13.9
F00	R1	RESIDENTIAL	BEDROOM	19.9	99.9	99.9	0.0	0
F01	R1	RESIDENTIAL	UNKNOWN	8.6	97.1	97.1	0.0	0
F01	R2	RESIDENTIAL	UNKNOWN	7.9	97.6	97.6	0.0	0

PROJECT: 2150 - MOSS LANE EAST, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: 4 PARKFIELD STREET
 DATE: 05/08/2022
 SCHEME IR: IR06
 DRAWING No.: 2150-REL01-IS02-DD3

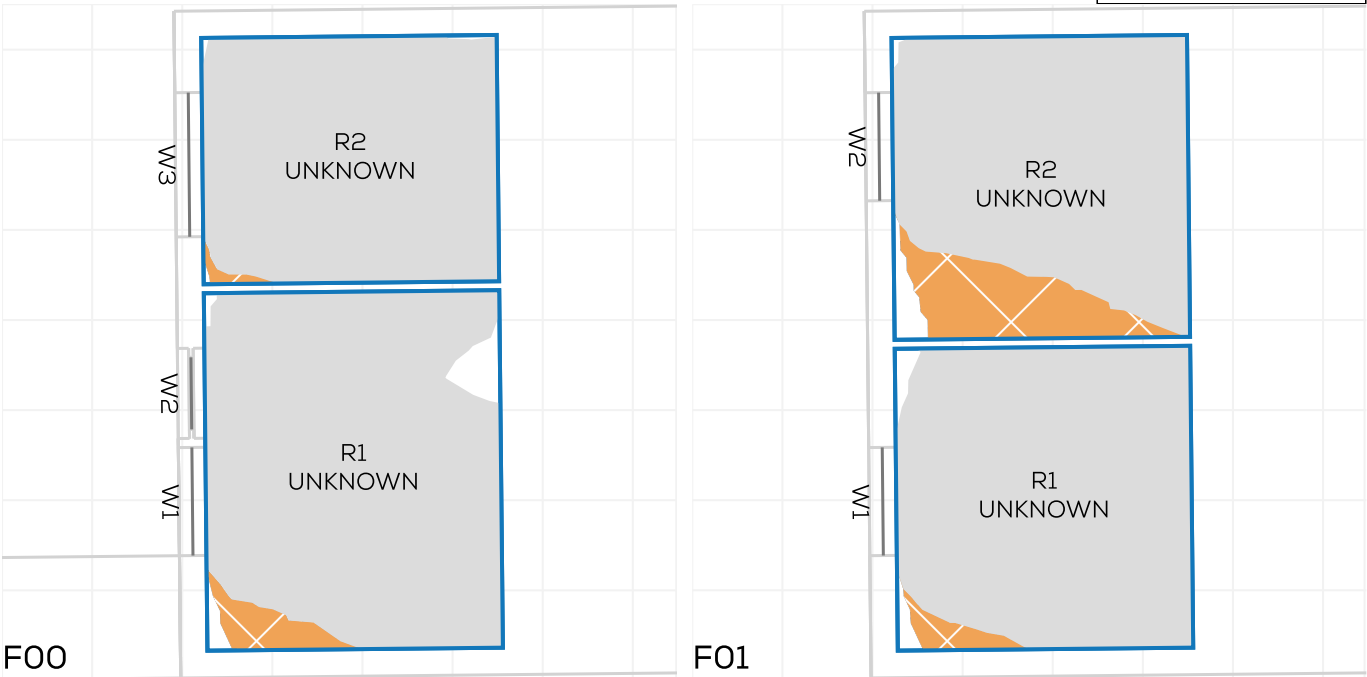
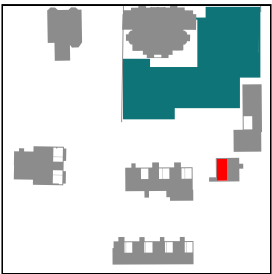
KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
4 PARKFIELD STREET								
B01	R1	RESIDENTIAL	BEDROOM	17.7	94.9	90.6	0.8	4.5
F00	R1	RESIDENTIAL	BEDROOM	18.8	99.3	99.2	0.0	0
F01	R1	RESIDENTIAL	UNKNOWN	8.6	97	97	0.0	0
F01	R2	RESIDENTIAL	UNKNOWN	7.9	97.4	97.4	0.0	0

PROJECT: 2150 - MOSS LANE EAST, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: 14 HEALD PLACE
 DATE: 05/08/2022
 SCHEME IR: IR06
 DRAWING No.: 2150-REL01-IS02-DD4

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
14 HEALD PLACE								
F00	R1	RESIDENTIAL	UNKNOWN	13.0	96.5	92.3	0.5	4.4
F00	R2	RESIDENTIAL	UNKNOWN	9.0	99.4	98.4	0.1	1.1
F01	R1	RESIDENTIAL	UNKNOWN	11.0	97.8	94.8	0.3	3.1
F01	R2	RESIDENTIAL	UNKNOWN	11.0	97.3	81	1.8	16.8

PROJECT: 2150 - MOSS LANE EAST, MANCHESTER KEY:

REPORT TITLE: EXISTING VS. PROPOSED

ADDRESS: 1 HEATHERWAY

DATE: 05/08/2022

SCHEME IR: IR06

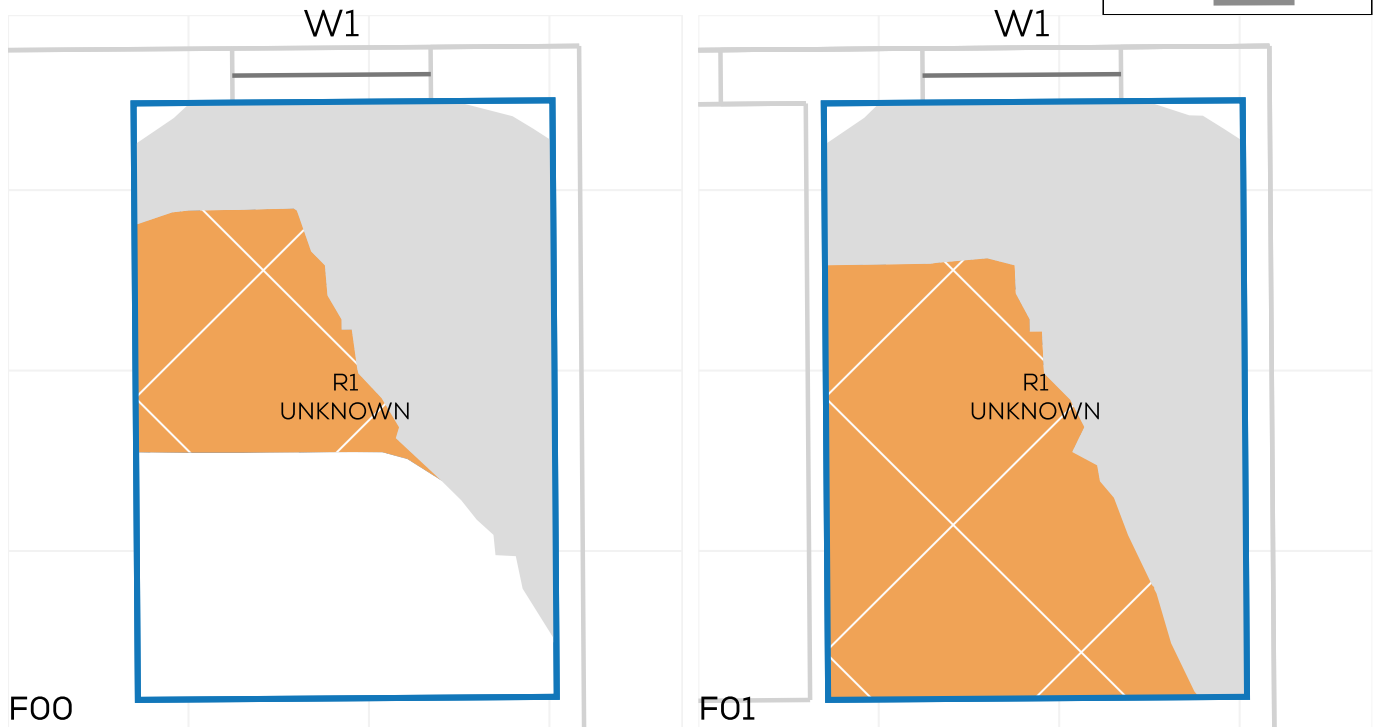
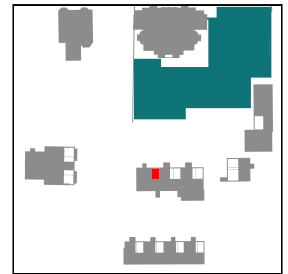
DRAWING No.: 2150-REL01-IS02-DD5

GAIN

LOSS

MAINTAINED LIT AREA

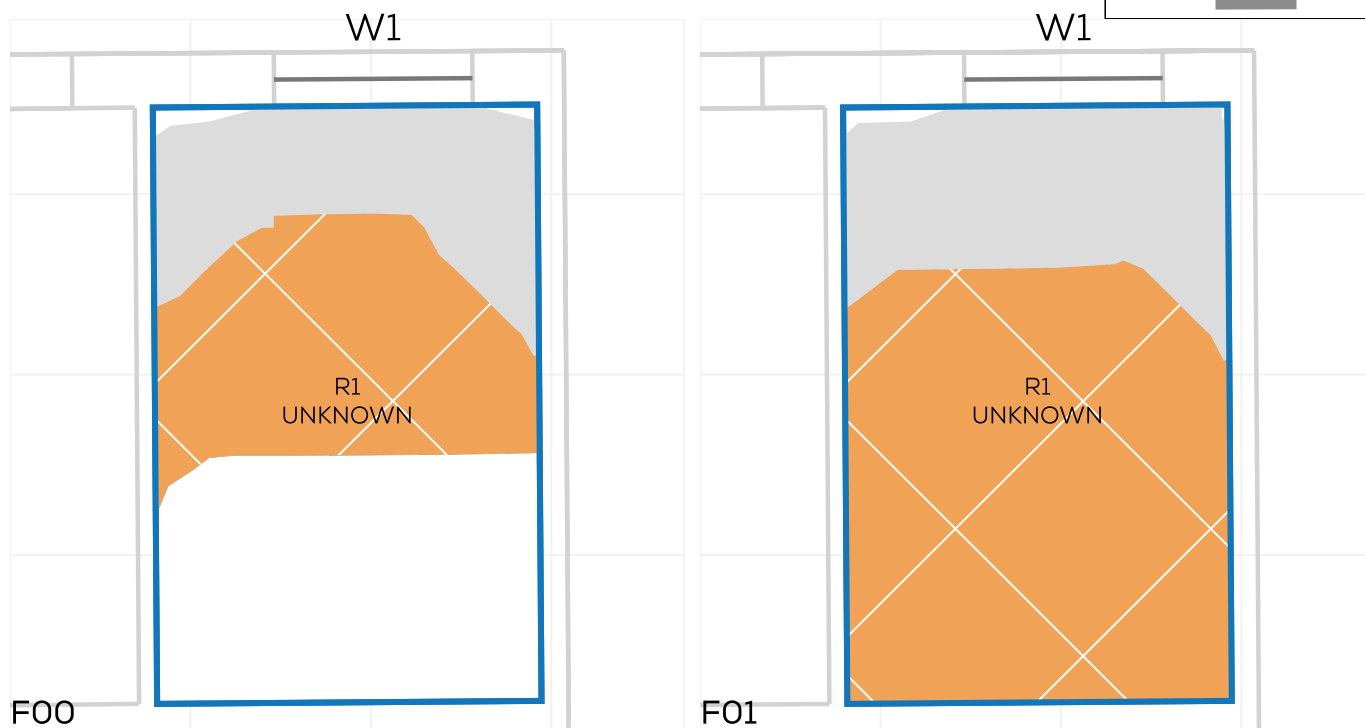
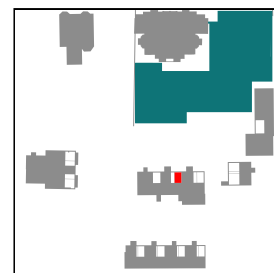
1 METRE GRID



FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
1 HEATHERWAY								
F00	R1	RESIDENTIAL	UNKNOWN	7.7	62.4	41.8	1.6	33.1
F01	R1	RESIDENTIAL	UNKNOWN	7.7	98.8	50.7	3.7	48.6

PROJECT: 2150 - MOSS LANE EAST, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: 3 HEATHERWAY
 DATE: 05/08/2022
 SCHEME IR: IR06
 DRAWING No.: 2150-REL01-IS02-DD6

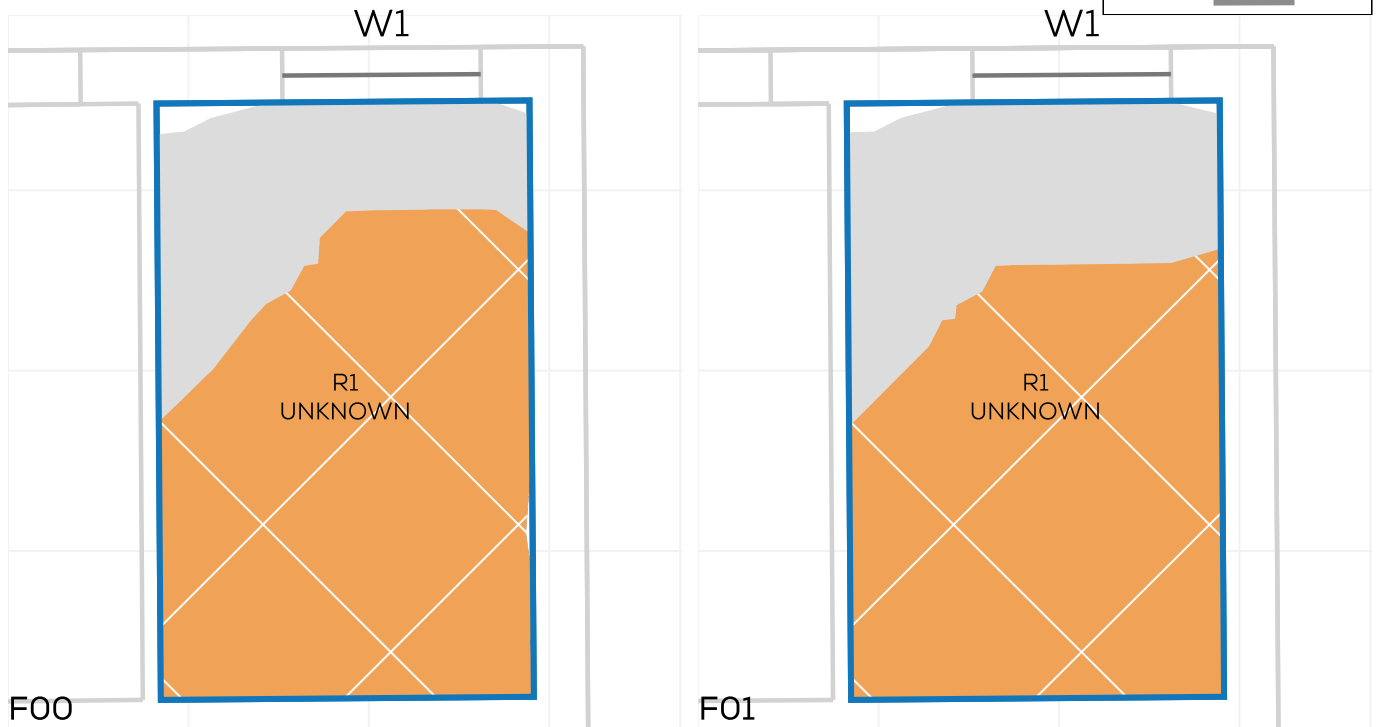
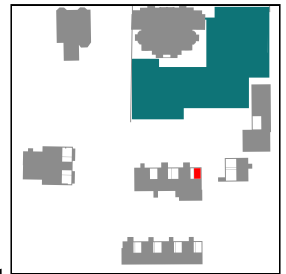
KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
3 HEATHERWAY								
F00	R1	RESIDENTIAL	UNKNOWN	7.0	58.4	24	2.4	58.9
F01	R1	RESIDENTIAL	UNKNOWN	7.0	99.2	28.5	5.0	71.3

PROJECT: 2150 - MOSS LANE EAST, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: 5 HEATHERWAY
 DATE: 05/08/2022
 SCHEME IR: IR06
 DRAWING No.: 2150-REL01-IS02-DD7

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
5 HEATHERWAY								
F00	R1	RESIDENTIAL	UNKNOWN	6.8	98.8	26.9	4.9	72.8
F01	R1	RESIDENTIAL	UNKNOWN	6.8	98.9	31.6	4.6	68

PROJECT: 2150 - MOSS LANE EAST, MANCHESTER KEY:

REPORT TITLE: EXISTING VS. PROPOSED

ADDRESS: 14 GATESHEAD CLOSE

DATE: 05/08/2022

SCHEME IR: IR06

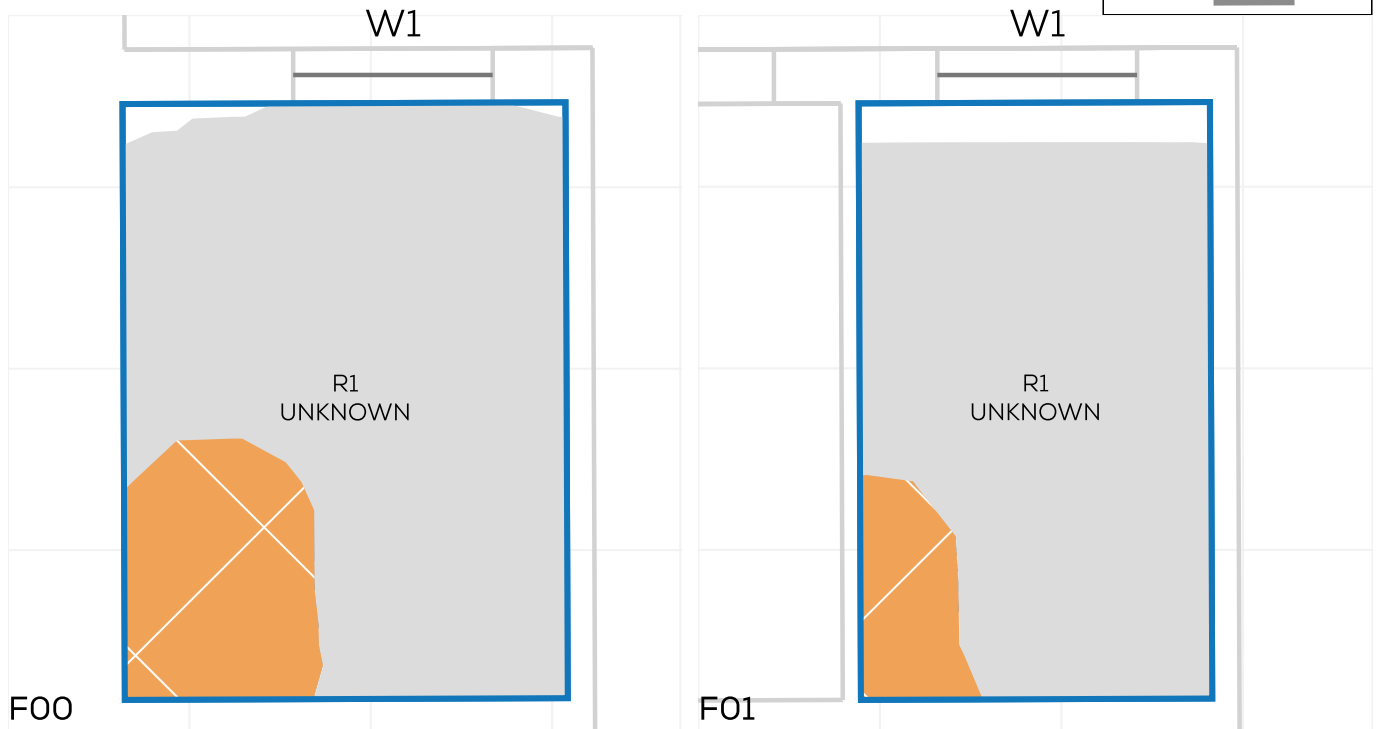
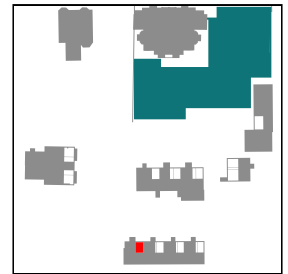
DRAWING No.: 2150-REL01-IS02-DD8

GAIN

LOSS

MAINTAINED LIT AREA

1 METRE GRID



FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
14 GATESHEAD CLOSE								
F00	R1	RESIDENTIAL	UNKNOWN	8.0	98.7	80.9	1.4	18
F01	R1	RESIDENTIAL	UNKNOWN	6.4	93.4	83.4	0.6	10.7

PROJECT: 2150 - MOSS LANE EAST, MANCHESTER KEY:

REPORT TITLE: EXISTING VS. PROPOSED

ADDRESS: 16 GATESHEAD CLOSE

DATE: 05/08/2022

SCHEME IR: IR06

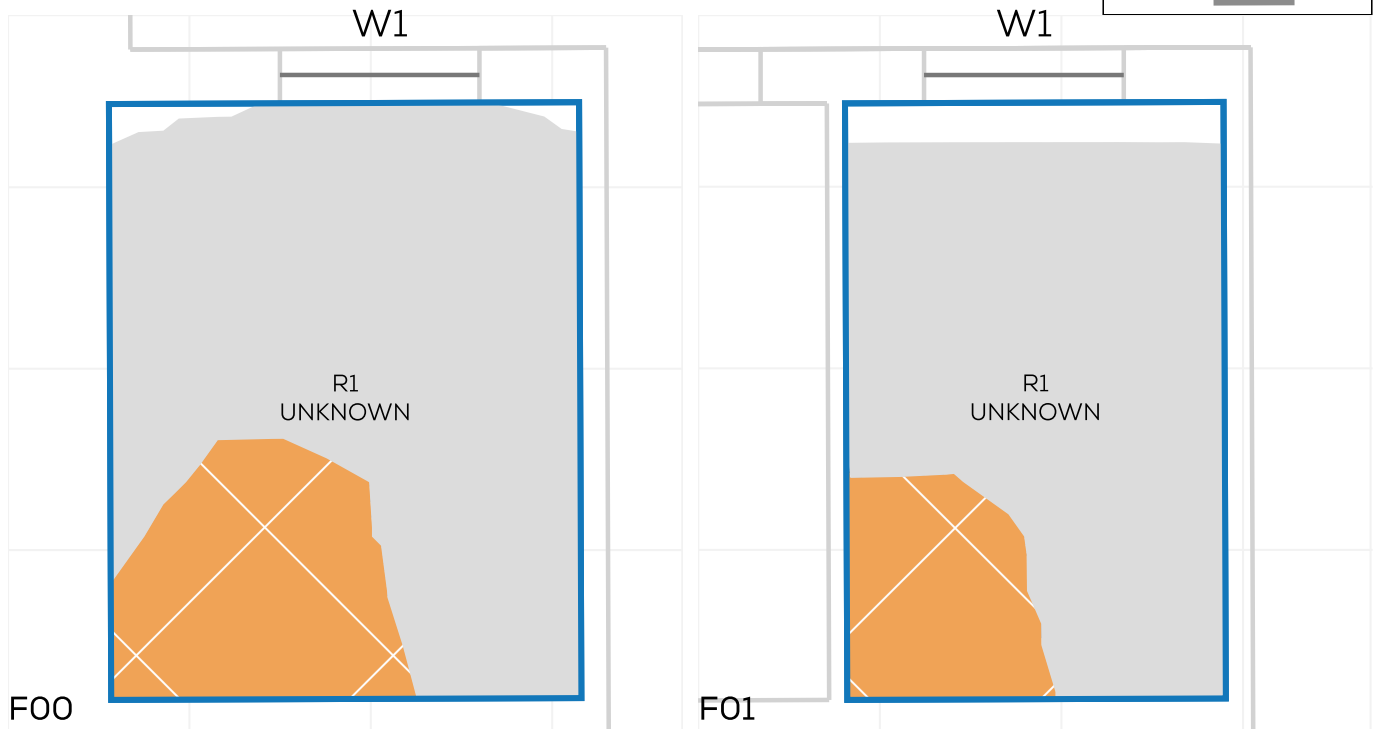
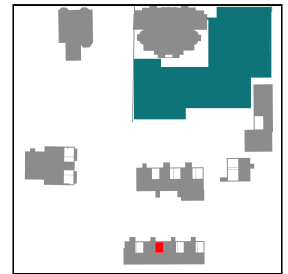
DRAWING No.: 2150-REL01-IS02-DD9

GAIN

LOSS

MAINTAINED LIT AREA

1 METRE GRID



FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
16 GATESHEAD CLOSE								
F00	R1	RESIDENTIAL	UNKNOWN	8.5	98.5	76.3	1.9	22.6
F01	R1	RESIDENTIAL	UNKNOWN	6.8	93.3	75.6	1.2	19

PROJECT: 2150 - MOSS LANE EAST, MANCHESTER KEY:

REPORT TITLE: EXISTING VS. PROPOSED

ADDRESS: 18 GATESHEAD CLOSE

DATE: 05/08/2022

SCHEME IR: IR06

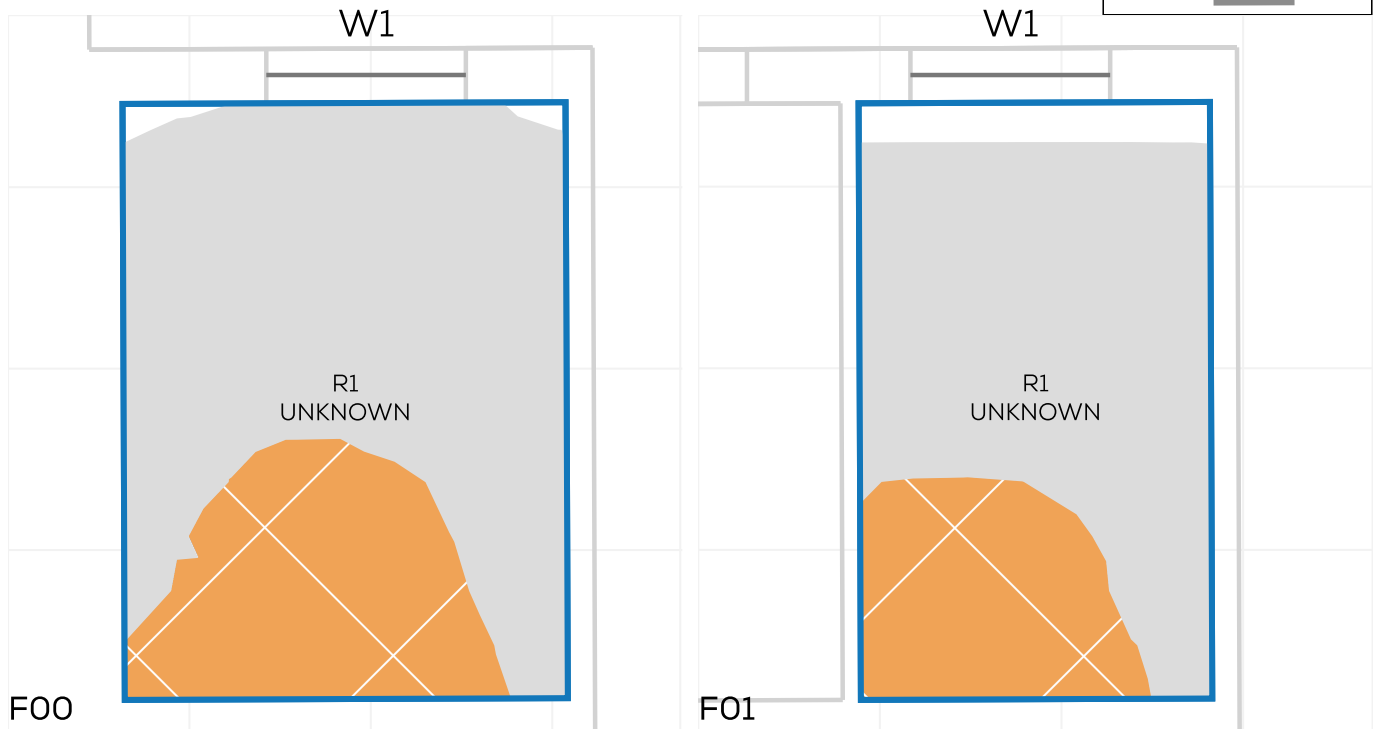
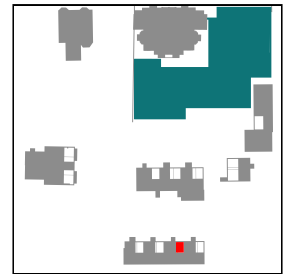
DRAWING No.: 2150-REL01-IS02-DD10

GAIN

LOSS

MAINTAINED LIT AREA

1 METRE GRID



FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
18 GATESHEAD CLOSE								
F00	R1	RESIDENTIAL	UNKNOWN	8.0	98.8	71.5	2.2	27.7
F01	R1	RESIDENTIAL	UNKNOWN	6.4	93.4	67.5	1.6	27.6

PROJECT: 2150 - MOSS LANE EAST, MANCHESTER

REPORT TITLE: EXISTING VS. PROPOSED

ADDRESS: 20 GATESHEAD CLOSE

DATE: 05/08/2022

SCHEME IR: IR06

DRAWING No.: 2150-REL01-IS02-DD11

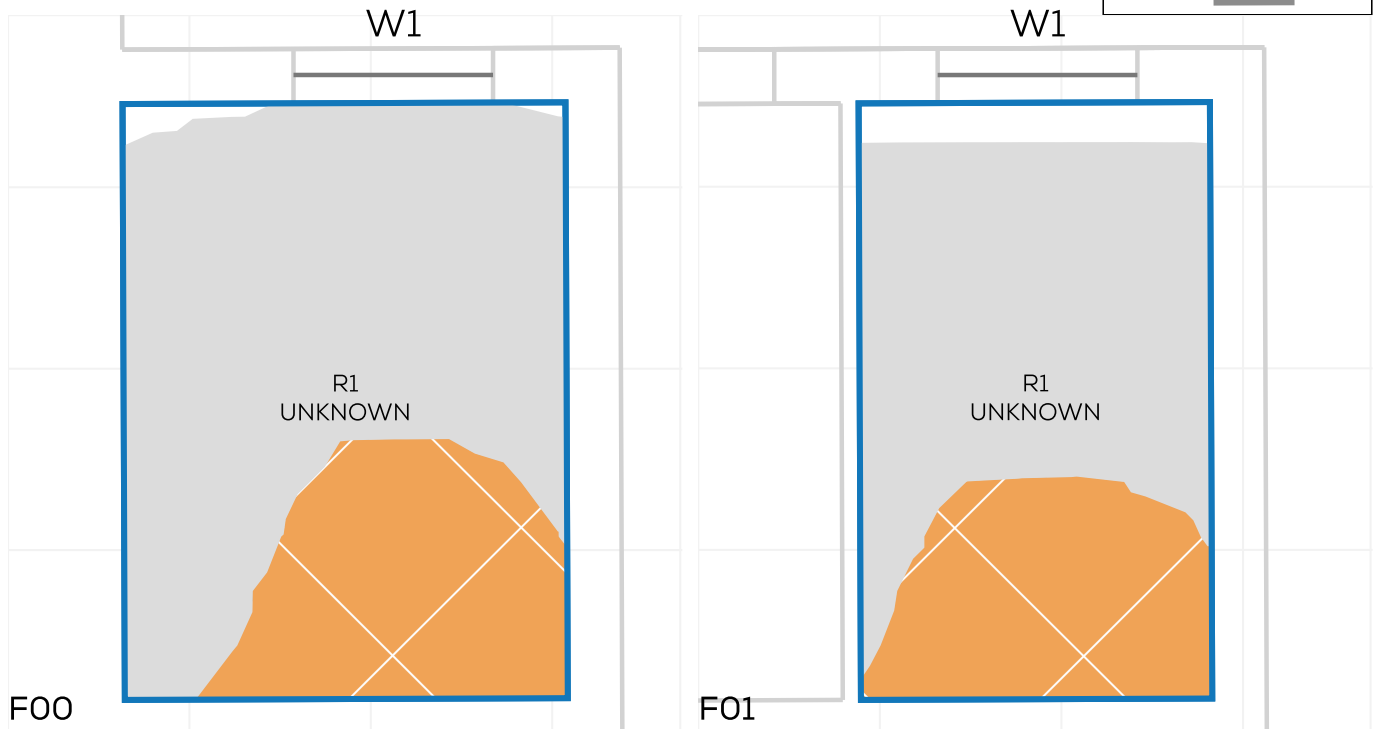
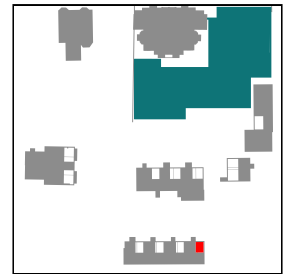
KEY:

GAIN

LOSS

MAINTAINED LIT AREA

1 METRE GRID



FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
20 GATESHEAD CLOSE								
F00	R1	RESIDENTIAL	UNKNOWN	8.0	98.7	71.1	2.2	28
F01	R1	RESIDENTIAL	UNKNOWN	6.4	93.4	62.3	2.0	33.3



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